

## Liggins, Shirley

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**From:** Kady, Lebeed  
**Sent:** Wednesday, October 07, 2015 1:21 PM  
**To:** Aja, Deborah; Alexander, Delonda; Barnhardt, Art; Basinger, Corey; Bateson, James; Bolich, Rick; Boyles, Sean; Bradford, Teresa; Bullock, Scott; Burch, Brent; Caulk, Kim; Cotton, Helen; Cranford, Chuck; Davidson, Landon; Davies, Robert; Day, Collin; Doorn, Peter; Gregson, Jim; Jackson, Vance; Jesneck, Charlotte; King, Morella s; Knight, Sherri; Kromm, Carin; Lorscheider, Ellen; Lown, David; Marks, Cheryl; May, David; Mccarty, Bud; Mussler, Ed; Parker, Michael; Parris, Bruce; Patterson, Jenny; Phelps, Michael; Pitner, Andrew; Powers, Mark; Qi, Qu; Randolph, Wayne; Risgaard, Jon; Scott, Georgette; Shackelford, Dennis; Smith, Danny; Swope, Eric; Taraban, Ron; Walch, John; Watkins, Jason; Woosley, Julie; Zimmerman, Jay  
**Cc:** Culpepper, Linda; Scott, Michael; Akroyd, Cathy R; Nicholson, Bruce; Liggins, Shirley  
**Subject:** Initial Notification - Proposed Brownfields Redevelopment – 319 S. West Street Development

To DEQ Cleanup Programs:

This is an internal courtesy notice to inform your program that the NC Brownfields Program has received a Brownfields Property Application (BPA), submitted by **319 West, LLC**, as the applicant Prospective Developer (PD), seeking entry into the Brownfields Program for the following property:

**Site Name:** 319 S. West Street Development  
**Address:** 319 South West Street  
**City/County/Zip:** Raleigh/Wake/27603  
**BF Project Number:** 19065-15-092  
**Tax ID:** 1703-57-0766  
**AKA:** 319 West, LLC

**Known Identifying Numbers:** None

**Map link:**

<https://www.google.com/maps/place/319+S+West+St,+Raleigh,+NC+27603/@35.776582,-78.645771,777m/data=!3m1!1e3!4m2!3m1!1s0x89ac5f7a9cef5331:0x4117e2521c1ef92e!6m1!1e1>

We are now evaluating **319 West, LLC**, and the subject property for eligibility for entry into the Brownfields Program. Applicant PD intends to purchase the property and redevelop it for commercial office space. The PD plan is to raze the existing two story structure and construct a five story office building on the subject site. The use of the property will change from vacant space to office space capable of supporting hundreds of workers. The applicant PD has asserted that: 1) it has not caused or contributed to the contamination at the property, and 2) it has substantially complied with laws, regulations, and rules for the protection of the environment. If you have any information to suggest otherwise, please provide that information to me by **October 21, 2015**.

The following compounds were detected in soil on the subject site at concentrations exceeding preliminary health-based goals: benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene. The source is uncertain, but materials that appeared to be 'clinkers' were observed at the site. In addition, tetrachlorethylene was detected in the soil on the subject site at concentrations exceeding the preliminary protection of groundwater goal. Dry cleaning related products were historically warehoused at the subject site. Also, suspected potential for off-site impacts to groundwater from known releases at upgradient, adjacent and nearby properties.

Information regarding the applicant PD is as follows:

**Name:** Darin McClure  
**Company:** 319 West, LLC  
**Address:** 310 S. Harrington Street  
**City, state zip:** Raleigh, NC 27603  
**Phone and or email:** 866-596-6126 and jwiden@hqraleigh.com

**A Brownfields Agreement (BFA) has no legal effect on your agency's authority to regulate or enforce against any and all parties who caused or contributed to the contamination at the property. In fact, the BFA will require the developer to provide access to the property to any party doing work under any DEQ program.**

**A BFA provides liability protection only to a non-causative redeveloper of the property. The developer will be required to make the property safe for its intended re-use. Cleanup to unrestricted use standards will not be required unless deemed necessary based on the developer's proposed use of the property. In addition, the BFA will not change or alter the developer's responsibility to obtain any and all DEQ permits (e.g. storm water, sediment control, NPDES, etc.) as required under applicable law.**

If you have any questions, please don't hesitate to contact me.

Thanks you,

*Lebeed Kady*  
Project Manager  
N.C. Brownfields Program  
Division of Waste Management  
N.C. Department of Environmental Quality  
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Raleigh, NC 27603  
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